Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	33 Normanby Street, Hughesdale Vic 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,451,093 Property Type House Suburb Hughesdale

Period - From 01/04/2025 to 30/06/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	16 Ricourt Av MURRUMBEENA 3163	$1,220,000	16/06/2025
2	10 Sumersett Av OAKLEIGH SOUTH 3167	$1,270,000	07/06/2025
3	78 Dallas Av HUGHESDALE 3166	$1,280,000	28/03/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 25/08/2025 17:20

33 Normanby Street, Hughesdale Vic 3166



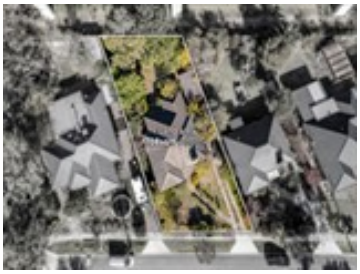
3

Property Type: House (Previously Occupied - Detached)
Land Size: 669 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
June quarter 2025: $1,451,093

Comparable Properties



16 Ricourt Av MURRUMBEENA 3163 (REI/VG)

3 1 3

Price: $1,220,000
Method: Sold Before Auction
Date: 16/06/2025
Property Type: House (Res)
Land Size: 708 sqm approx

Agent Comments



10 Sumersett Av OAKLEIGH SOUTH 3167 (REI/VG)

3 1 2

Price: $1,270,000
Method: Auction Sale
Date: 07/06/2025
Property Type: House (Res)
Land Size: 618 sqm approx

Agent Comments



78 Dallas Av HUGHESDALE 3166 (REI/VG)

3 1 4

Price: $1,280,000
Method: Private Sale
Date: 28/03/2025
Property Type: House
Land Size: 758 sqm approx

Agent Comments

Account - Gary Peer & Associates | P: 03 9066 4688 | F: 03 90664666

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